

ZONING DATA

CLASSIFICATION:	R-1
LOT AREA:	12,000
AREA OF EXISTING RESIDENCE UNDER A/C:	2,058
PROPOSED ADDITION UNDER A/C:	
GROUND FLOOR OPEN CARPORT:	844 SQ. FT.
SECOND FLOOR:	844 SQ. FT.
	1,688 SQ. FT.

TOTAL AREA UNDER A/C INC. ADDITION:	2,902 SQ. FT.
BUILDING FOOTPRINT	
LOT COVERAGE	MAX. ALLOWED (35%) 4,200 SQ. FT.
	PROPOSED 2,376 SQ. FT.

PARCEL I.D. NUMBER: 30-3205-002-0530

ZONING:		
SETBACKS	PROVIDED	ALLOWED
NORTH:	25'-5"	25'
EAST:	44'-5"	7'-6"
SOUTH:	96'-4"	25'
WEST:	7'-9"	7'-6"

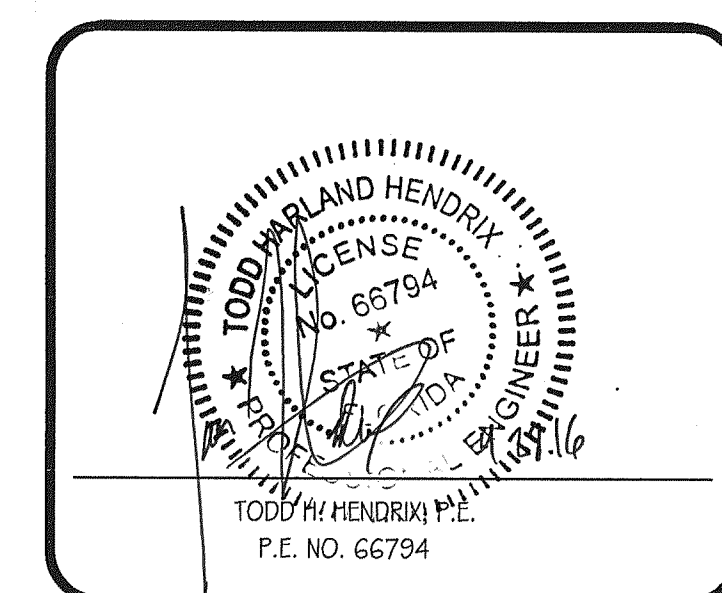
FLOOD ZONE	AE
BASE FLOOD ELEVATION	9
EXISTING GROUND FLOOR	5.3
PROPOSED GROUND FLOOR OPEN CAR PORT	844 SQ. FT.
PROPOSED SECOND FLOOR ADDITION	844 SQ. FT.

SITE NOTES

- ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE REGULATIONS AND CODES.
- SUBCONTRACTORS WILL REVIEW ALL ASPECTS OF THE DESIGN AS IT RELATES TO THEIR PART OF THE CONSTRUCTION AND GIVE NOTICE TO THE ARCHITECT OF ANY WORK OR ALTERATION REQUIRED BEFORE THEIR WORK CAN BEGIN. THE SUBCONTRACTORS SHALL INSPECT THE SITE IN ADVANCE OF THEIR SCHEDULED START DATE SO THEY CAN CONFIRM THAT PROGRESS OF THE JOB IS ACCEPTABLE.
- 1 HOUR FIRE RATED CEILING AS PER SFBC 37-31-11 TO BE 5/8" TYPE "X" GYPSUM BOARD ATTACHED TO APPROVED METAL CHANNELS 16" O.C. WITH 1 1/2" X #11 GAUGE X 1/8" HEAD NAILS WITH ANNUAL RING SHANKS AT 7" O.C. DOUBLE CHANNELS AT THE END JOINTS. CHANNELS ATTACHED TO BOTTOM CORD OF JOISTS WITH DOUBLED #18 GA. WIRE TIES.
- PLUMBING FIXTURES SHALL COMPLY WITH WATER CONSERVATION F.S. 553.14.
- INTERIOR WALL AND CEILING FINISHES TO BE A SMOOTH FINISH WITH A 3/8" ONE COAT PLASTER "ONE COAT" OVER 5/8" GYPSUM WALL BOARD (PLACED VERTICALLY), FLUSH BASE TO BE PROTECTED FROM PLASTER.
- EXTERIOR FINISH TO BE 5/8" STUCCO PLASTER ON FELT BACKED METAL LATH OR CMU'S TO MATCH AND TIE INTO EXISTING FINISH.
- ALL EXPOSED CONC. TO BE ROUGHED UP AND RECEIVE BONDING AGENT BEFORE APPLICATION OF STUCCO.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

LEGAL DISCRIPTION

THE EAST 1/2 OF LOTS 21 AND 21-A AND ALL OF LOTS 22 AND 22-A, BLOCKS 5, OF " AMENDED PLAT OF BELMAR, ACCORDING TO THE PLATE THEREOF, AS RECORDED IN PLAT BOOK NO.8 AT PAGE 82 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



Sheet Title:

SITE PLAN

Project:

HENDRIX RESIDENCE
1228 NE. 89TH STREET
MIAMI, FLORIDA 33138

Date: SEPT. 3, 2015
Rev. #1 MAR. 16, 2016
Rev. #2 APR. 28, 2016

Sheet No.

C-2

SITE PLAN

SCALE: 3/32" = 1'-0"